

Householder Proforma

Application Ref: 2021/07641
Address: 210 Burton Road, Monk Bretton, Barnsley, S71 2HG
Development Proposal: Demolition of existing conservatory at to be replaced with new single storey extension to rear and single storey front extension to dwelling

Property Description:

Detached 1930's style property set back from the highway of Burton Road by an enclosed, landscaped front garden. The property is T-shaped in footprint barring the presence of a rear conservatory extension. The property appears to have been previously expanded at the first floor through an application approved in 2004. The curtilage of the dwelling is very large with several large outbuildings situated within the rear garden which are served by a block-paved hardstanding. The surrounding streetscene has a number of flat-roof elements forward of principle elevations. The property at 208 Burton Road has little rear garden space and is located directly south of the applicant's property. The other neighbour at 212 is setback further than 210 but has a similarly large curtilage.



Proposed Extension:

The applicant proposes to demolish their existing conservatory and replace it with a larger pitched roof extension. They are also seeking to add a small flat-roof, single-storey extension to the front of their property where the existing window is located. The dimensions and materials of the extensions are as follows:

Rear Extension:

Width – 7.3m, Depth - 4.5m, Eaves Height – 2.5m Ridge Height – 3.6m

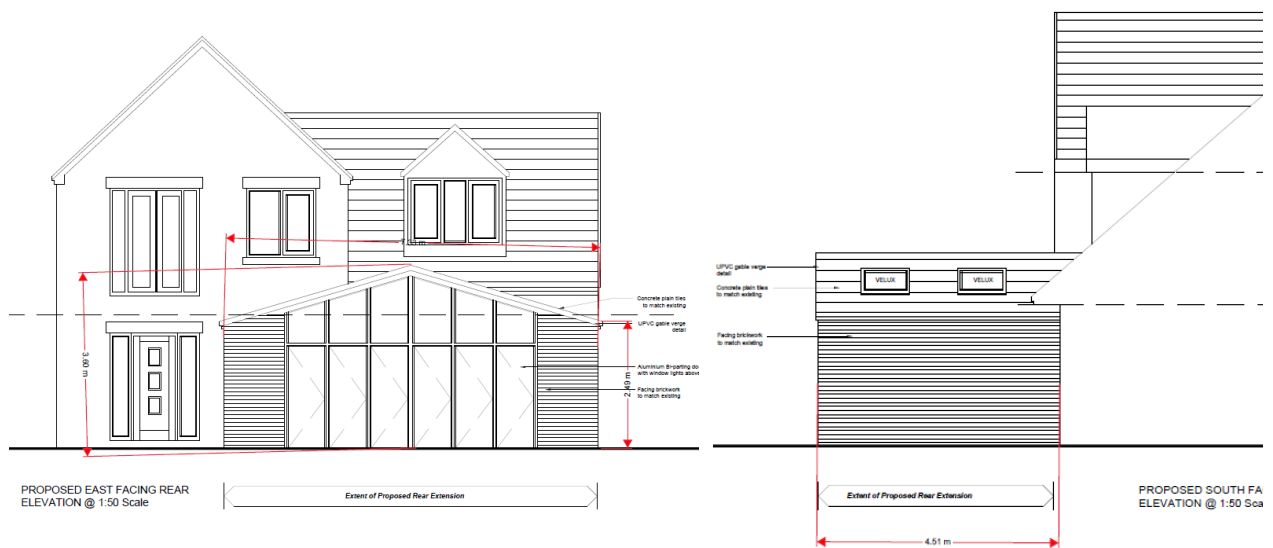
Elevations – Matching brickwork

Roof – Matching concrete tiles

Fenestration – Aluminium Bi-fold and Apex Lights

Rainwater Goods - UPVC

Householder Proforma



Front Extension:

Width – 4.9m, Depth – 1.3m, Total Height – 2.75m

Elevations – Matching brickwork

Fenestration – Matching UPVC

Rainwater Goods - UPVC



Local Plan Designation:

Conservation Area:

Relevant History:

Urban Fabric

No

B/04/1115/BA – Erection of front and rear two storey extensions – Approved with conditions

Acceptable in Principle:

Neighbour Representations:

Yes

None

Householder Proforma

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	N/A
3. if more than 3m are the eaves more than 2.5m in height?	4.5m projection with an eaves height on or around 2.5m
All	
4. materials to match	Yes
5. roof design compliments / ties in well	Yes – Dual-pitch
6. habitable room windows on the side elevation?	None indicated other than high-level roof lights.
7. distance to rear boundary (shared with another residential property) 10m or more?	Yes – Far in excess of 10m

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes – 1.3m
3. roof design corresponds to existing	No – Justified by applicant and explained in greater detail below.
4. windows / doors of a similar design / proportion	Yes – Matching Triple Panel Casement Window
5. materials to match	Yes (other than roof)

Amenity Assessment

Overshadowing/Overbearance: The proposed rear extension is only 0.4m greater in projection, is approximately 0.3m lower in ridge height and has a matching eaves height to the existing conservatory. The southern elevation of the new extension will be somewhat closer to the neighbour at 208 but it is still separated from the property by a side path and is within the profile of the host dwelling's southern side elevation. In any case, the new rear extension is compliant with guidance in the SPD House Extensions as its impact is unlikely to be much greater than that which it replaces and it is located to the north of 208 Burton Road out of the sun's path relative to that dwelling's curtilage. The same is applicable to the front extension as it will not extend beyond the side elevation, it has a small projection that does not extend beyond the main principle elevation further north and its overall height is less than 3m.

Privacy Loss: The rooflights on the side of the rear extension will be too high to offer views of any neighbouring property from internally. In any case, the garage at 208 Burton Road itself prevents views of its own curtilage. The front extension is likely to improve privacy at the front of 208 Burton Road as the current window arrangement offers views across that neighbour's driveway from the hallway. The extension will remove this window and bring it forward so that the neighbouring driveway is protected by the foliage/hedging present on the southern shared boundary.

Householder Proforma

Visual Amenity: The rear extension will not be visible in the streetscene and is therefore acceptable. The front extension, being flat-roof in form on a pitched roof dwellinghouse, would normally be resisted by the LPA. However the combination of the dormer above in conjunction with the presence of other flat roof built development within the immediate vicinity overcomes the LPA's objection in this instance. The applicant's architect provided two alternative design options, one being a street-facing gable and the other being a lean-to style mono-pitch. Both iterations were jarring on the façade and did not sit well below the dormer, they in fact drew greater attention to the addition over and above the initial flat-roof design. The architect has also provided a review of the streetscene which evidenced a great number of flat-roof additions to properties within the immediate vicinity, notably at 195 Burton Road almost directly opposite which has a far larger flat roof design in front of the principle elevation.

As other options have been explored, alongside the fact that the addition has a modest projection that will sit upon a recessed part of the principle elevation screened from view of the highway by a hedgerow boundary treatment, the LPA are of the opinion that the proposed front extension is sufficiently discreet to be acceptable in design as the roof form is not an 'alien' feature within the streetscene.

Conclusion: The proposed development is determined to be acceptable and in line with LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking.

Recommendation: Approve